Upland Road, SE22 | Offers In Excess Of £550,000

02087028222

eastdulwich@pedderproperty.com

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In General

- Large, split level period conversion
- Three bedrooms
- Long lease
- Private section of garden
- Bay-fronted reception room
- Potential for roof terrace (STPP)
- Modern kitchen and bathroom
- Period features

In Detail

Charming, spacious and beautifully bright, split-level period conversion spread over the upper floors of a striking character building, complemented by its own private section of garden.

Extending to nearly 950 Sq Ft of internal accommodation, the home has been lovingly extended to create a wonderfully balanced and versatile living space. The principal reception room is particularly impressive, with a 16'ft bay-fronted aspect that draws in an abundance of natural light, while the separate eat-in kitchen provides a generous and sociable space.

The upper floor is home to a superb 16' x 13' principal bedroom, featuring excellent proportions and extensive eaves storage. Two further bedrooms and a well-appointed family bathroom are arranged across the first floor. There may also be potential to extend further, (STPP).

Upland Road is exceptionally well placed for the outstanding selection of primary and secondary schools in SE22. The open green spaces of Dulwich Park and Peckham Rye Park are both within easy reach, while the neighbourhood is celebrated for its independent character and vibrant local scene. Lordship Lane, Forest Hill Road and North Cross Road offer an excellent array of acclaimed restaurants, cafés, bars, delis and independent shops.

Transport connections are equally convenient, with East Dulwich station approximately 1.3 miles away, Honor Oak Park station 1.4 miles and Peckham Rye station 1.6 miles, providing straightforward access towards the City and West End. Numerous bus and cycle routes also connect the property with neighbouring Dulwich Village, Herne Hill and Forest Hill.

EPC: E | Council Tax: C | Lease: 148 years remaining | GR: £0 | SC: £0 | BI: £712.16 pa

Floorplan

Upland Road, SE22
Total* = 88.2 sq. m / 949.0 sq. ft
Second Floor = 21.9 sq. m / 235.8 sq. ft
First Floor = 63.6 sq. m / 684.8 sq. ft
Ground Floor = 2.6 sq. m / 28.4 sq. ft
= Reduced head room below 1.5m

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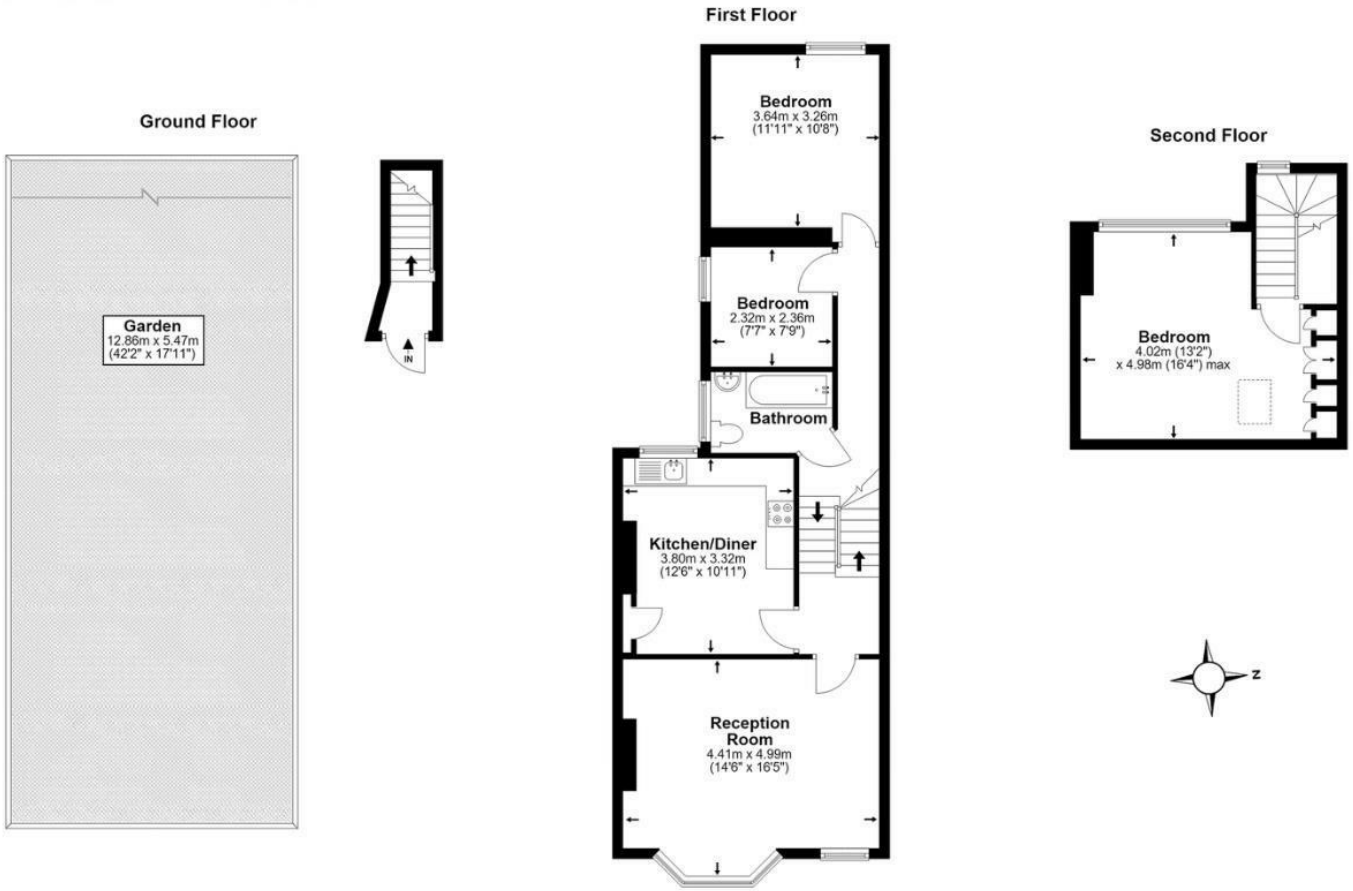
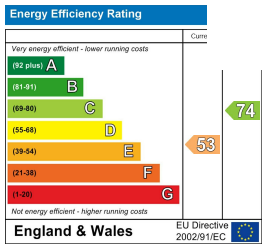


*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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